

**MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS**

July 10, 2014

- I. **CALL TO ORDER** - The meeting was called to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.

Planning Commission members present - Mike Owens, Chair; Mike Cravens; Karen Mundy; Carolyn Plumlee; Frank Penn; Joseph Smith; Bill Wilson; Will Berkley; Carolyn Richardson; David Drake and Patrick Brewer.

Planning staff members present - Bill Sallee; Barbara Rackers; Tom Martin; Traci Wade; David Jarman; Kelly Hunter; Cheryl Galt and Denice Bullock. Other staff members in attendance were: Steve Parker, Division of Engineering; Casey Kaucher, Division of Traffic Engineering; Tim Queary, Department of Environmental Policy; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire and Emergency Services, and Tracy Jones, Department of Law.

II. **COMMISSION ITEMS**

- A. **WELCOMING NEW PLANNING COMMISSION MEMBER** – Chairman Owens stated that, at this time, the Commission and the staff would like to take an opportunity to welcome Carolyn Richardson back to the Planning Commission. He then said that, after 3 years, they are looking forward to working with her once again.
- B. **ELECTION OF OFFICERS** – The Chair said that the Commission's By-laws state that at the first regular meeting in July, the Commission shall elect a Chairperson, Vice-Chairperson, Secretary, and Parliamentarian. He then said that the Nominating Committee had met and would present its slate for consideration by the Planning Commission. He added that nominations may also be made from the floor.

The current officers are as follows:

Chairperson	-	Mike Owens
Vice Chairperson	-	Mike Cravens
Secretary	-	Vacant
Parliamentarian	-	William Wilson

Nominating Committee Report – Mr. Penn stated that the nominating committee recommended the following slate of Planning Commission Officers for 2014:

Chairperson	-	Mike Owens
Vice Chairperson	-	Mike Cravens
Parliamentarian	-	William Wilson

Mr. Penn noted that nominations for the Secretary duties had not been established.

Other Nominations – Mr. Owens opened the floor for other nominations from the Commission. Ms. Plumlee said that the Nominating Committee has elected Mr. Berkley to serve as Secretary. Mr. Penn asked Mr. Berkley if he would accept the nomination. Mr. Berkley replied affirmatively.

Action - A motion was made by Mr. Penn, seconded by Mr. Brewer, and carried 11-0 to approve the Planning Commission's Slate of Officers, as presented by the Nominating Committee.

- C. **DELEGATION OF SECRETARY'S DUTIES** – The Chair said that the Commission's past procedure for carrying out the Secretary's duties, except for signing minutes, has been to delegate that authority to the Director of the Division of Planning and his staff. The Chair asked that the Commission consider taking similar action at this time.

Action - A motion was made by Mr. Penn, seconded by Mr. Cravens, and carried 11-0 to delegate the Secretary's duties, with the exception of signing minutes, to the Director of the Division of Planning and his staff.

- III. **APPROVAL OF MINUTES** – The Chair reminded the Commission members that the minutes of the May 8, 2014; May 22, 2014 and June 12, 2014, meetings were previously emailed to the Commission for their review; and if there were no changes, those minutes were ready to be considered at that time.

Action - A motion was made by Ms. Plumlee, seconded by Ms. Mundy and carried 11-0 to approve the minutes of the May 8, 2014; May 22, 2014 and June 12, 2014, meetings.

- IV. **POSTPONEMENTS OR WITHDRAWALS** – Requests for postponement and withdrawal were considered at this time.

- a. **DP 2014-13: GROWTH PROPERTIES (AMD)** (7/10/14)* - located at 100 Goodrich Avenue.
(Council District 3)

(Vision Engineering)

* - Denotes date by which Commission must either approve or disapprove request.

Note: The Planning Commission postponed this plan at their March 13, 2014; March 27, 2014; April 10, 2014; May 8, 2014; and June 12, 2014 meetings. The purpose of this amendment is to depict a single family residence at 100 Goodrich Avenue, the line separating it from the B-1 zone, and to revise plan notes.

The Subdivision Committee Recommended: Postponement. There are concerns regarding the suitability of the proposed single family use and the historic storm water flooding conditions.

Should this plan be approved, the following conditions should be considered:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Correct typographical errors throughout plan notes.
9. Restore access restrictions from previous note #11.
10. Discuss need to establish a finished floor elevation for proposed residence on 100 Goodrich Avenue.
11. Discuss possible 25' building line at 100 Goodrich Avenue.

Representation – Matt Carter, Vision Engineering, was present representing the applicant, and requested an indefinite postponement of DP 2014-13: GROWTH PROPERTIES (AMD).

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request for postponement. There was no response.

Action - A motion was made by Mr. Cravens, seconded by Ms. Mundy and carried 11-0 to indefinitely postpone DP 2014-13: GROWTH PROPERTIES (AMD).

- b. **ZOTA 2014-4 & SRA 2014-1: RECREATION AND TOURISM LAND USES** – a petition for a Zoning Ordinance text amendment to address recreation and tourism land uses in all zones, in order to implement the recommendations of the Recreation ZOTA Work Group.

REQUESTED BY: URBAN COUNTY PLANNING COMMISSION

PROPOSED TEXT: Proposed text available upon request.

The Zoning Committee made no recommendation on this matter.

The Staff Recommends: Approval for the following reasons:

1. The 2013 Comprehensive Plan recommends "strengthening regulations and policies that propel the agricultural economy; including, but not limited to, local food production and distribution, agritourism, and the equine industry that showcase Lexington-Fayette County as the Horse Capital of the World" (Theme C, Goal #1, Obj. B); "encouraging the development of appropriate attractions and supporting uses that promote and enhance tourism" (Theme C, Goal #1, Obj. E); and "providing entertainment and other quality of life opportunities that attract young professionals and a workforce of all ages and talents to Lexington" (Theme C, Goal #2, Obj. D). The proposed text amendment improves the opportunities for recreation and tourism-related land uses throughout Fayette County, to the benefit of all residents.
2. The *Rural Land Management Plan* (1999) acknowledged that "the best preservation tools for the rural service area are those that keep the agricultural economy viable and strong" (page I-4), and called for greenways, staging areas and trails, as well as public access to the community's unique resources. This all suggests some level of access for recreational enjoyment and possibly tourism.
3. The proposed changes and additions to the definitions in Article 1 of the Zoning Ordinance will provide guidance and clarification to the Board of Adjustment and the Planning Commission in reviewing development applications. This text amendment adds or modifies 38 definitions related to recreation and tourism-related uses.
4. The proposed changes and additions to land use regulations in Articles 8, 11, and 23 will implement the recommendations of the 2013 Comprehensive Plan related to tourism and improving the community's overall quality of life.

Mr. Penn requested postponement of **ZOTA 2014-4 & SRA 2014-1: RECREATION AND TOURISM LAND USES** in order for the Planning Commission to further discuss this proposal.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request for postponement. There was no response.

Action - A motion was made by Mr. Penn, seconded by Mr. Wilson to postpone **ZOTA 2014-4 & SRA 2014-1: RECREATION AND TOURISM LAND USES.**

Discussion of Motion – Mr. Sallee asked if the motion on the floor was to indefinitely postpone this item or to reschedule this hearing. Mr. Penn said he wanted to postpone this item so that it may be rescheduled in the future.

The motion carried 11-0 (Brewer and Drake absent).

- c. **PLAN 2014-33F: ASHLAND PARK SUBDIVISION, UNIT 11, LOT 4 (8/3/14)*** - located at 312 Clinton Road.
(Council District 5) **(Wes Witt)**

Note: The purpose of this amendment is to subdivide one lot into two lots.

The Subdivision Committee Recommended: **Postponement**. The proposed lot is not currently served by sanitary sewer.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
6. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
7. Addition of name and address of property owner and developer.
8. Addition of graphic scale.
9. Addition of utility easement per current Final Record Plat.
10. Demonstrate compliance with required setbacks relative to existing house (on Lot 4).
11. Delete street tree note #5.
12. Delete street tree note referencing 45' on center.
13. Revise the 25' building line on Lot 4 to 30'.
14. Discuss proposed driveway location on Lot 4B.
15. Discuss provisions of sanitary sewer service and necessary easement(s).

Staff Comments – Mr. Martin said that the staff had received an email correspondence from the applicant's engineer, requesting an indefinite postponement of **PLAN 2014-33F: ASHLAND PARK SUBDIVISION, UNIT 11, LOT 4.**

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request for postponement. There was no response.

Action - A motion was made by Mr. Cravens, seconded by Ms. Mundy and carried 11-0 to indefinitely postpone **PLAN 2014-33F: ASHLAND PARK SUBDIVISION, UNIT 11, LOT 4.**

- V. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, July 3, 2014, at 8:30 a.m. The meeting was attended by Commission members: Joe Smith, Karen Mundy, Carolyn Plumlee, Frank Penn and Mike Owens. Committee members in attendance were: Hillard Newman, Division of Engineering; and Casey Kaucher, Division of Traffic Engineering. Staff members in attendance were: Bill Sallee, Tom Martin, Dave Jarman, Denise Bullock, Barbara Rackers, Traci Wade and Kelly Hunter, as well as Tracy Jones, Department of Law and Greg Lengal and Joshua Thiel, Division of Fire and Emergency Services. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission.

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

- A. **CONSENT AGENDA - NO DISCUSSION ITEMS** – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria:

- (1) the Subdivision Committee recommendation is for approval, as listed on this agenda; and
- (2) the Petitioner is in agreement with the Subdivision Committee recommendation and the conditions listed on the agenda; and
- (3) no discussion of the item is desired by the Commission; and
- (4) no person present at this meeting objects to the Commission acting on the matter without discussion; and
- (5) the matter does not involve a waiver of the Land Subdivision Regulations.

Requests can be made to remove items from the Consent Agenda:

- (1) due to prior postponements and withdrawals,
- (2) from the Planning Commission,

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- (3) from the audience, and
- (4) from Petitioners and their representatives.

At this time, the Chair requested that the Consent Agenda items be reviewed. Mr. Sallee identified the following items appearing on the Consent Agenda, oriented the Commission to the location of these items on the regular Meeting Agenda, and noted that the Subdivision Committee had recommended conditional approval of these items. (A copy of the Consent Agenda is attached as an appendix to these minutes).

- 1. PLAN 2014-47P: DOZIER PROPERTY (9/23/14)* - located at 3581 Harrodsburg Road.
(Council District 10) **(Mark McCain)**

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

- 1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
 - 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 - 3. Building Inspection's approval of landscaping.
 - 4. Addressing Office's approval of street names and addresses.
 - 5. Urban Forester's approval of tree preservation plan and required street tree information.
 - 6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 - 7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 - 8. Denote width of tree planting easement in Section "B-B."
 - 9. Denote width of right-of-way in Section "A-A" through Harrodsburg Road.
 - 10. Denote any existing utilities on face of plan per Art. 5-2(d)(4).
 - 11. Addition of contour lines at 2' intervals.
 - 12. Addition of zoning information on adjacent property.
 - 13. Denote reference source for contour lines.
 - 14. Denote listing of private utilities per Art. 5-2(e).
 - 15. Denote record plat reference of A-667.
 - 16. Denote that there will be no development of Lot 17 until a final development plan is approved.
 - 17. Denote construction entrance(s) on plan.
- 2. PLAN 2014-41F: BEAUMONT FARM, UNIT 10, LOT 4-E (B-6P) (THE KROGER CO.) (8/31/14)* - located at 3155 Beaumont Centre Circle. (Council District 10) **(Endris Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots, create easements and tie properties to the Lexington Coordinate System.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

- 1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
 - 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 - 3. Building Inspection's approval of landscaping.
 - 4. Addressing Office's approval of street names and addresses.
 - 5. Urban Forester's approval of tree protection area(s) and required street tree information.
 - 6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
 - 7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 - 8. Addition of cross-section "B-B" location on Beaumont Centre Circle.
 - 9. Move last line of land surveyor's certification to general notes.
 - 10. Remove note #2 referencing lots that are not on the plat.
- 3. PLAN 2014-46F: CHANCELLOR SUBDIVISION (THE SPRINGS) (AMD) (9/22/14)* - located at 2000-2020 Harrodsburg Road. (Council District 11) **(Vision Engineering)**

Note: The purpose of this amendment is to subdivide two lots into three, and reduce the building line along Mitchell Avenue.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

- 1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
- 2. Urban County Traffic Engineer's approval of street cross-sections and access.
- 3. Building Inspection's approval of landscaping.
- 4. Addressing Office's approval of street names and addresses.
- 5. Urban Forester's approval of tree protection area(s) and required street tree information.
- 6. Bike & Pedestrian Planner's approval of bike trails and/or pedestrian facilities.
- 7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
- 8. Denote: This property shall be developed in accordance with the approved final development plan.

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9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 10. Change wording from "Parcel" to "Lot" on plan.
 11. Identify addresses for each new lot.
 12. Correct purpose of amendment note to include revised building line.
 13. Review by Technical Committee prior to plan certification.
 14. Resolve timing of minor easement plan and the status of proposed easements.
 15. Resolve easement conflicts with certified development plan on Lot 5.
4. DP 2014-51: ASHLAND OIL PROPERTY (CURRY SUBDIVISION) (SPEEDWAY) (AMD) (8/31/14)* - located at 803 South Broadway. (Council District 3) **(Corporate Design & Dev. Group)**

Note: The purpose of this amendment is to add buildable area, increase parking and relocate the dumpster.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
 7. Division of Waste Management's approval of refuse collection locations.
 8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
 9. Denote written and graphic scale.
 10. Denote topographical contours at two-foot intervals, and their source.
 11. Correct note #1.
 12. Reference current FEMA map series (2014).
 13. Denote construction access location.
 14. Delete notes #4, #7, #8 and #9.
 15. Denote TPAs, tree inventory and protection information from previous plan, per Article 26 of the Zoning Ordinance.
 16. Denote address of property.
 17. Document compliance with Article 21-4(e) of the Zoning Ordinance, prior to certification.
 18. Identify location of detention basin(s) to the approval of the Division of Water Quality.
 19. Resolve width of rear access proposed for delivery trucks and possible "pinch points."
5. DP 2014-52: BOONESBORO MANOR (INTERSTATE PARK) (AMD #3) (8/31/14)* - located at 5354 and 5380 Athens-Boonesboro Road. (Council District 12) **(ECSI)**

Note: The purpose of this amendment is to revise the proposed street layout on the south side of Athens-Boonesboro Road and to revise the development of one lot (Lot 2).

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Denote timing of dedication of Recreation Drive on plan.
11. Resolve Division of Traffic Engineering issues.

In conclusion, Mr. Sallee said that the items identified on the Consent Agenda could be considered for conditional approval at this time by the Commission, unless there was a request for an item to be removed from consideration by a member of the Commission, or the audience, in order to permit further discussion.

Consent Agenda Discussion – The Chair asked if anyone in the audience or on the Commission desired further discussion of any of the items listed on the Consent Agenda. Michael Walsh asked that PLAN 2014-47P: DOZIER PROPERTY be removed from the Consent Agenda to allow further discussion.

The Chair noted that PLAN 2014-47P: DOZIER PROPERTY would be heard by the full Commission.

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Action - A motion was made by Mr. Brewer, seconded by Ms. Mundy and carried 11-0 to approve the items listed on the Consent Agenda, as recommended, removing PLAN 2014-47P: DOZIER PROPERTY.

- B. PERFORMANCE BONDS AND LETTERS OF CREDIT** – Any bonds or letters of credit requiring Commission action will be considered at this time. The Division of Engineering will report at the meeting.

Action - A motion was made by Mr. Cravens, seconded by Ms. Mundy, and carried 11-0 to approve the release and call of bonds as detailed in the memorandum dated July 10, 2014, from Barry Brock, Division of Engineering.

- C. DISCUSSION ITEMS** – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) proponents (10 minute maximum OR 3 minutes each)
 - (b) objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) petitioner's comments (5 minute maximum)
 - (b) citizen objectors (5 minute maximum)
 - (c) staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

Note: Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the meeting. The Chair will announce his/her decision at the outset of the hearing.

1. PRELIMINARY AND FINAL SUBDIVISION PLANS

Note: The next two items were heard simultaneously.

- a. PLAN 2014-40P: TUSCANY, UNIT 10 (8/31/14)* - located at 2625 Sir Barton Way and 1970 Winchester Road.
(Council District 6) **(EA Partners)**

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections, access and possible intersection improvements.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Denote record plat information.
8. Denote source of contour information.
9. Resolve the timing of construction and dedication of Meeting Street.
10. Resolve extent and timing of traffic improvements at Sir Barton Way and Meeting Street intersection.
11. Denote location of the proposed access on Winchester Road.
12. Denote proposed use for Lot 2 on plan.
13. Provided the Planning Commission grants the requested waivers (for sidewalks) to the Land Subdivision Regulations.
14. Discuss the possibility of extending the multi-use trail along entire length of Meeting Street.

- b. PLAN 2014-11F: TUSCANY, UNIT 10 (7/10/14)* - located at 1970 Winchester Road.
(Council District 6) **(EA Partners)**

Note: The Planning Commission postponed this plan at their March 13, 2014; April 10, 2014; May 8, 2014; and June 12, 2014 meetings.

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.

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8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote right-of-way width of Winchester Road at cross-section location.
10. Addition of building line along Meeting Street.
11. Denote general timing of Meeting Street construction on plat.
12. Denote proposed access location on Winchester Road.
13. Provided the Planning Commission grants the requested waivers to the Land Subdivision Regulations.

Staff Presentation – Mr. Martin directed the Commission's attention to Tuscany Unit 10, located at 1970 Winchester Road, and noted that the applicant had submitted a preliminary subdivision plan in conjunction with the final record plat for this 65-acre property. Referring to the preliminary subdivision plan rendering, he explained that this site is located south of Winchester Road (US 60) and east of Patchen Wilkes Drive. He further explained that Patchen Wilkes Drive intersects Winchester Road, and at this corner is the recently approved apartment development that is under construction. He noted that, in conjunction with the apartment construction, Meeting Street was also constructed, but has not yet been dedicated. He noted that west of the subject site is Tuscany, Units 8 and 9, which was also approved by the Commission.

Mr. Martin directed the Commission's attention to the final record plat rendering, and said that Meeting Street is a residential collector street that will extend along the southern boundary of the subject property eventually connecting with Sir Barton Way. He noted that there is a 50' Columbia Gas transmission line easement also located at the southern portion of the property. He said that the applicant had submitted the preliminary subdivision plan for this site in order for the final record plat to move forward, which would then allow the property to be transferred to the Fayette County Public School system. The School Board is proposing a new public high school, with associated parking and an athletic facility at this location. He added that the subject property will have over 1,000 feet of frontage along Winchester Road.

Mr. Martin said that the Subdivision Committee recommended approval of the final record plat, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
8. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
9. Denote right-of-way width of Winchester Road at cross-section location.
10. Addition of building line along Meeting Street.
11. Denote general timing of Meeting Street construction on plat.
12. Denote proposed access location on Winchester Road.
13. Provided the Planning Commission grants the requested waivers to the Land Subdivision Regulations.

Mr. Martin said that conditions #1 through #8 involve the standard sign-off conditions from the different utilities and divisions of the LFUCG, and briefly explained that the remaining conditions were "cleanup" items. He explained that the State of Kentucky is planning to make road improvements along Winchester Road; and as part of those improvements, the drive lanes would be widened, a turn lane into the site would be provided, and the school entrance would be constructed.

Mr. Martin said that the waiver that is associated with the subject site is to Article 4-7(d)(1) and Article 6-6 of the Land Subdivision Regulations. He then said that these two sections of the Land Subdivision Regulations pertain to the substantial completion of the public improvements prior to the certification of a final record plat, and to the required construction of the public sanitary sewer line to serve the site.

Mr. Martin said that the staff is recommending approval of the requested waivers of Article(s) 4-7(d)(1) & 6-6, for the following reasons:

1. The requested waiver would relieve an exceptional hardship for the applicant by allowing the coordination of the public improvements with the construction of the other public school site improvements.
2. Granting the waiver will not negatively impact public health and safety as the completion of public improvements for the Lot will be completed with the construction of the proposed high school.

Mr. Martin said that this recommendation is made subject to the following requirement:

- a. The applicant will post a Performance/Warranty Surety in conformance with the Land Subdivision Regulations to cover 100% of the construction costs of the public improvements.

Mr. Martin once again directed the Commission's attention to the preliminary subdivision plan rendering, and reoriented them to the street system and the school location. He said that Meeting Street is a residential collector street that will extend along the southern boundary of the subject property; eventually connecting with Sir Barton Way. He then said that the applicant has requested a waiver of Article 6-8(a) of the Land Subdivision Regulations, pertaining to street cross-sections more specifically to the required sidewalk along the western side of the property. He explained that there is an old farm road running through the property; and the applicant wants to utilize this in lieu of a sidewalk and create a multi-use trail as an HOA amenity for the residential development.

Mr. Martin said that the Subdivision Committee recommended approval of this request, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections, access and possible intersection improvements.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Denote record plat information.
8. Denote source of contour information.
9. Resolve the timing of construction and dedication of Meeting Street.
10. Resolve extent and timing of traffic improvements at Sir Barton Way and Meeting Street intersection.
11. Denote location of the proposed access on Winchester Road.
12. Denote proposed use for Lot 2 on plan.
13. Provided the Planning Commission grants the requested waivers (for sidewalks) to the Land Subdivision Regulations.
14. Discuss the possibility of extending the multi-use trail along entire length of Meeting Street.

Mr. Martin said that conditions #1 through #6 involve the standard sign-off conditions from the different utilities and divisions of the LFUCG, and briefly explained that the remaining conditions were "cleanup" items. He said that on the original layout for this area there was a proposed street connection to Winchester Road on the eastern side of this property. However, through Fayette County Public Schools' discussion, it was determined that Meeting Street would be more important to provide connectivity for the overall street system, including Winchester Road, in this area. Therefore the previous connection on Winchester Road would now become the entrance into the school property. This is why the timing and dedication of Meeting Street is important. He said that it is also important to denote the timing and scope of the traffic improvements for the intersection of Sir Barton Way and Meeting Street. The staff believes that this intersection would eventually require a signalized light, as well as turn lanes, which is an important function for this intersection and the increased traffic. Mr. Martin explained that there is a small oddly shaped lot along Meeting Street (Lot 2); and access to this lot could pose an issue, so the staff would like the applicant to denote the type of use that is being proposed on Lot 2 on the plan.

Mr. Martin restated that the applicant has requested a waiver of Article 6-8(a) of the Land Subdivision Regulations, in order to amend the cross-section and utilize the old farm road as a multi-use trail in lieu of a sidewalk. He said that, in reviewing the applicant's request, the staff believes that the trail would need to transition back to the standard sidewalk; and it should be clearly noted that the trail is open to the public. He then said that the staff does recommend the creation of a public access easement along this portion of the trail; and, furthermore, it should be clearly stated that the HOA would be responsible for maintaining the multi-use trail.

Mr. Martin said that, upon further review, the staff realized that the applicant would also need a waiver to Exhibits 6-1 & 6-3 of the Land Subdivision Regulations. He explained that a waiver to Exhibit 6-1 of the Land Subdivision Regulations would pertain to the geometrics of the street. He said that the applicant is proposing to connect Meeting Street with Sir Barton Way; but the design of the street is constrained by several factors, including the floodplain near Sir Barton Way, the location and curvature of the existing section of Meeting Street, the School Board's need to have frontage on the 65-acre site and the 50' Columbia Gas Transmission easement. He noted that a shorter radius would create a tighter curve, but this type of curvature would help to act as a subtle traffic calming feature on this collector street.

Mr. Martin directed the Commission's attention to Exhibit 6-3, and said that the staff felt it was important to discuss the possibility of extending the multi-use trail along entire length of Meeting Street. He said that the staff believed that the collector street standards could be modified to accommodate what is needed for this area. He explained that one example would include a 5' bike lane, 4' sidewalk and a 5'5" utility easement on both sides of the street with parking only on one side of the street. This would give a total of 41' of paved area with 23' being used for drive lane, all within 60' of right-of-way. He then noted that the next example would still be within 60' of right-way, but the drive lane would be reduced to 37' of paved area, with 8' of parking and 5'5" for the utility easement on both sides of the street; but the 8' multi-use trail would only be on one side, while the 4' sidewalk would be on the opposite side of the street. He said that no structures can be built on an easement; however, the multi-use trail could be placed on the southern side of Meeting Street, which could then tie into the other amenities and benefit the overall area. He then said that

throughout Lexington there is an ongoing conflict between bicycle and vehicular traffic; and the staff believes that by having a separate bike lane, this conflict could be reduced to provide a higher level of comfort and safety for bicyclists.

Mr. Martin said that the staff is recommending approval of the requested waiver(s) of Article 6-8(a) and Exhibits 6-1 & 6-3, for the following reasons:

1. The applicant will provide an alternative innovative multi-use trail for public pedestrian and bicyclist use consistent with the intent of the Land Subdivision Regulations, therefore not negatively impacting public health and safety.
2. The construction of the street with a shorter curve radius in one location should assist in calming traffic on the planned collector street consistent with the intent of the Land Subdivision Regulations. Therefore, it will not negatively impact public health and safety.

Mr. Martin then said that this recommendation is made subject to the following additional requirements:

- a. Denote that a public access easement must be established by plat on the proposed multi-use trail.
- b. Denote that the HOA will be responsible for maintaining the proposed multi-use trail.
- c. Clearly denote the transition from trail to sidewalk on the south side of Meeting Street.
- d. Addition of standards 60'/40' cross-section where the trail is not provided on Meeting Street.

Planning Commission Questions – Ms. Mundy asked if the staff is suggesting that the multi-use trail could be extended toward Sir Barton Way and maintained by the HOA. If so, she asked what type of burden this would place on the HOA. Mr. Martin said that the staff believes that the multi-use trail could be placed in the street right-of-way, which would then remove the HOA responsibility for maintaining that trail.

Representation – Rory Kahly, EA Partners, was present along with Tim Haymaker, developer of the Tuscany Properties. He distributed an exhibit for their proposed cross-section and said that, at the Subdivision Committee meeting, it was recommended that the 10' multi-use trail would be located on the northern side (school side) of Meeting Street. They agreed with the Committee's recommendation, and are now proposing a 60' right-of-way, which would consist of 37' of pavement, with a 3' strip of grass; a 10' area for the multi-use trail; another 10' strip of grass on the school side and a 10' area for tree protection that would be maintained by the HOA. He said that they are in agreement with the list of conditions; but it seemed that condition #14 had placed everyone in an impasse, and now they were looking to the Commission for guidance. He then said that as far as the timing of the street, Mr. Haymaker would be able to answer those concerns.

Planning Commission Questions – The Chair asked for clarification to the "10' T.P.E./HOA" that is noted on the applicant's exhibits. Mr. Kahly explained that Fayette County Public Schools is exempt from certain requirements in the Land Subdivision Regulations. He said that the school is proposing to not plant any trees on the school's property because of maintenance issues; but, rather, have the tree planting on the southern side of Meeting Street. This would fall on the HOA property, and the maintenance responsibility would fall under the HOA. He explained that Meeting Street is planned to be "single loaded" throughout this area; and with the road being moved to the south, the remaining acreage is the limited as far as what can be built on it. He noted that there is 4,200 feet of frontage along Meeting Street that is essentially single loaded, and just over 3,000 feet is for the school's frontage. He also noted that there is a floodplain to the south of Meeting Street, near Sir Barton Way, which will also limit what can be built. Mr. Kahly said that they are requesting that the Commission waive the street tree requirements on the school's property and then place those street trees on the south side of Meeting Street. He then said that this would transfer the responsibility out of the school's hands into a tree protection easement, which would then be controlled by Mr. Haymaker until it is transferred to the HOA.

The Chair asked if part of the multi-use trail is the old farm road, which is already in the ground. Mr. Kahly replied affirmatively. The Chair then asked if the applicant is proposing to continue the trail on the school's side, then have it cross Meeting Street. Mr. Kahly explained that there will be sidewalks as well as access points from the nearby neighborhoods that will have access to the multi-use trail. He then said that for any intersection there would be stop signs, which would give the pedestrians an opportunity to cross Meeting Street.

The Chair asked if the HOA area is to the west of Meeting Street, and if the applicant is proposing to have a bike/pedestrian trail on the school's side. Mr. Kahly replied affirmatively, and noted that Lot 2 consists of the land southwest of the existing Meeting Street down along the proposed section of Meeting Street. He added that Lot 2 will be denoted as residential use, and that will be submitted to the staff at a later time.

Mr. Brewer asked if the old farm road will stay and if there would be an additional greenspace on the school site. Mr. Kahly replied affirmatively, and said that the additional area would be decided once the "safe points" (stop signs at intersections) on Meeting Street have been determined. Mr. Kahly said that the requested waiver to Article 4-7(d)(1) of the Land Subdivision Regulations would allow the lot to be recorded and transferred to Fayette County Public Schools in order for them to begin the design process of the site. He

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then said that the exact location for the crossings would match with the school's design, which would allow the development of Meeting Street to match what the school is proposing.

Mr. Brewer then asked if the 37' paved area would permit parking on one side only. Mr. Kahly explained that the 37' would consist of two-sided parking and two drive lanes, but no bike lanes. He said that the bicyclist would use the multi-use trail on the school side. Mr. Brewer confirmed that the applicant is proposing to have a 3' grassy area, a 10' multi-use trail and an additional 10' grassy area on the school side of Meeting Street, which would allow parking on each side with two drive lanes. Mr. Kahly responded affirmatively. Mr. Brewer also confirmed that there would be an additional 10' tree protection easement that would eventually be the responsibility of the HOA. Mr. Kahly replied yes.

Mr. Cravens asked how close the gas line is to Meeting Street. Mr. Kahly said that there would be 10' between the proposed right-of-way and the gas line. He said that, if necessary, this would allow the fill to be used to grade the street upward; but they would not be grading downward near the gas line. Mr. Cravens indicated that it would not be advisable to put a sidewalk on top of the gas line. Mr. Kahly said that they are making sure that all construction of Meeting Street is at a minimum 10' off the gas line easement.

Mr. Cravens said that providing a 10' multi-use trail is very gracious on the applicant's behalf. Mr. Kahly said that a collector street has two 5' sidewalks; so for this area, they are proposing one 10' trail on the school property.

Mr. Berkley said that he believes this to be a very reasonable proposal, but was unclear as to how the multi-use trail will transition from what is existing to what is being proposed. Mr. Kahly directed the Commission's attention to the rendering, and explained that there is a small section of Meeting Street, near the apartment development, that has been constructed; but has not yet been dedicated. He noted that there will be sidewalks on each side of this section; each side will connect with either the 10' multi-use trail on the eastern side or the old farm road on the western side of Meeting Street. This would create two separate trail paths, one that would curve around Meeting Street in front of the school property, while the other sidewalk would connect into the nearby neighborhood. He further explained that the multi-use trail that runs along Meeting Street would transition back down in size and connect with the sidewalk near Sir Barton Way; while the other sidewalk in the nearby neighborhood would connect back up with Meeting Street, ending at Sir Barton Way. He added that there would be intersections along Meeting Street that the pedestrians could use to cross the road in a safe way.

The Chair asked about the future development for the area south of Meeting Street. Mr. Kahly said that the small tract of land is zoned residential (R-3), but the lot layout for this section is undetermined. The Chair then asked, considering that the applicant does not want a sidewalk on the southern side of Meeting Street, if those lots would front on Meeting Street. Mr. Kahly said that these lots could front on Meeting Street with longer driveways; but more than likely, the rear yards or open space would back up to Meeting Street.

Mr. Tim Haymaker briefly explained the history behind this development, and said that the average number of single family lots developed between 1980 and 1985 was 548; and the average number of single family lots developed between 2009 and 2013 was 513, a difference of 35 lots. He then said that the difference between these two numbers is the housing market and the number of people who are purchasing homes in Lexington. He added that this is a difficult environment to work in, and it was not easy to give up 65 acres of prime land to Fayette County Public Schools. He indicated that the housing market is down from last past years does not look like it will be gaining any strength in the near future; perhaps this area will become an apartment community.

Mr. Haymaker said that, compared to the value of the surrounding properties, they had agreed to sell 65 acres to Fayette County Public Schools at \$110,000 less than market value. He then said that, after they had met with District 7 and the LFUCG staff, it was determined that more needed to be done for this site for it to properly work and accommodate and minimize the impact that will be created on Winchester Road. He indicated that they are volunteering to build Meeting Street and connect it to Sir Barton Way; and without knowing what the future market will be, they can not predict the type of use that will be in this area. They have placed the funds for the road into an escrow account to guarantee that when the school opens, the funds would be available. He said that, in speaking with FCPS, it became very clear they had concerns with the gas line, and indicated that nothing will be built on it. He then said that they have tried to deal with the gas company, but they can not determine where the location of that gas line is located in their 50' right-of-way. This means that an independent consultant must perform a study to determine the location of the 70-year-old gas line, so they decided to decrease the acreage for the school site and continue a buffer opposite of the school.

Mr. Haymaker said that when taking everything into consideration, the total cost of this project is \$10,993,000, which is not casual money. This type of money forces his company to look at everything that can possibly be done and stay in business long term. He added that they have no interest in trying to cross the gas line with driveways or anything else, but this would be an ideal area for the bike/walking trail. He

explained that the proposed trail could then be connected with the existing and future trails within this area and be under the responsibility of the HOA. He added that placing the trail out of the road would be a safety feature for bicyclists.

Planning Commission Questions - The Chair asked about the timing and construction of Meeting Street connecting with Sir Barton Way. Mr. Haymaker said that the funds will be in place to make that connection, and it must be open before the school opens. He said that his preference would be to have the connection made sooner than later. He said that there is an access issue with a nearby neighbor, but they are currently working out that issue out with Ms. Madden. He then said that they would rather have the construction traffic use Sir Barton Way, not Winchester Road, into the school site. He added that they can not say the exact timing of this connection because they do not want to build the road, only to have it destroyed by the larger trucks involved in the construction. He indicated that the funds for the road will be in place for both Meeting Street and the connection to Sir Barton Way.

Mr. Penn said that it was mentioned that the trail would be reduced from 10' to a 5' sidewalk along Ms. Madden's property, which would not be a good solution for pedestrians to access Sir Barton Way. Mr. Haymaker said that the area in question is not owned by Ms. Madden. Mr. Kahly directed the Commission's attention to the rendering and further explained the location and boundaries of Ms. Madden's property. Mr. Penn asked why the trail width is not being extended out toward Sir Barton Way. Mr. Haymaker explained that they need some flexibility in that area because they are planning to submit a zone change for Professional Office use in the near future that will have uses similar to the Beaumont area.

Staff Rebuttal – Mr. Martin said that it was the staff's recommendation to place the trail on the south side and have it contained within the street right-of-way. This would place the trail out of the gas easement, resulting in no conflict. He then said that, with regards to the market, decisions should be carefully made because operational and budget issues are determined over time by current decisions.

Mr. Martin then said that the staff was not able to review the applicant's exhibit prior to today's meeting; but they do agree that it is expected that additional plans would be submitted for these properties. At that time, the staff can discuss alternatives and changes to the cross-section, if necessary. He directed the Commission's attention again to the waiver report for PLAN 2014-40P, and added that the staff is recommending approval of the requested waiver(s) of Article 6-8(a) and Exhibits 6-1 & 6-3, as well as recommending the following additional requirements:

- a. Denote that a public access easement must be established by plat on the proposed multi-use trail.
- b. Denote that the HOA will be responsible for maintaining the proposed multi-use trail.
- c. Clearly denote the transition from trail to sidewalk on the south side of Meeting Street.
- d. Addition of standards 60'/40' cross-section where the trail is not provided on Meeting Street.

Mr. Martin stated again that there will be room for flexibility with the cross-section, and the staff does support moving this plan forward.

Planning Commission Questions – Mr. Brewer asked if the staff is comfortable with the applicant's suggestion, or does it conflict with the staff's recommendation. Mr. Martin replied that the staff has not had the opportunity to fully review the applicant's suggestion, adding that it does not appear to match the staff's recommendation. However, the staff believes that there is room for flexibility, which would allow these plans to move forward. He said that the staff will be seeing future plans that would allow this cross-section to be discussed further.

Mr. Brewer asked, with the intent to move these plans forward, what the staff would suggest in dealing with the applicant's suggestion. Mr. Martin said that the staff is recommending that the Planning Commission approve the requested waivers; based upon the staff's recommendation noted on the waiver reports. Mr. Sallee said that the wavier request the staff presented to the Commission would only remove the sidewalk from one side, but the cross-section presented by the applicant is suggesting removing the sidewalk from both sides of the street and replacing it with one trail. He directed the Commission's attention to the rendering, and explained that the cross-section shown on the plan depicts the 4' sidewalk, a standard 5'5" utility strip, 41' of pavement, and then the trail. He said that the staff's recommendation is to place a standard 60'/40' cross-section where the trail is not to be provided on Meeting Street. He then said that there will be other plans presented to the Commission; and at that time, it would allow other opportunities for the cross-section to be further discussed. He added that the staff knows that the applicant does not want this plan to be postponed; and rather than see this new section and react to it today, the staff would suggest keeping the standard cross-section on this plan, knowing there would be future opportunities to discuss this issue on future plans.

Mr. Penn said that not going forward with the waiver request places this issue in a worse situation than it would going forward with it, even though the cross-section could be changing at some point in the future. Mr. Sallee explained that the staff is comfortable with a sidewalk on only on one side for the section where the trail is proposed, and it will take some time for the construction of the school to happen. He then said

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that in the future, the staff can revisit this issue on a future plan, perhaps more than once, which would allow these plans to move forward.

Mr. Berkley said that the staff is recommending the construction of the street with a short curve radius, and it seemed that this would create a bottleneck. Ms. Kaucher said that this design would not necessarily create a bottleneck, but it would make this curve tighter in the roadway. She then said that the same amount of traffic will be able to travel this area - just at a reduced speed. Mr. Berkley asked if the curve will allow for on-street parking. Ms. Kaucher replied affirmatively, and said that if the 41' cross-section will be used, the road could be marked for parking, bike lanes and so forth, as determined by the Division of Traffic Engineering. Mr. Berkley asked if the Division of Traffic Engineering is comfortable with how the road is designed. Ms. Kaucher said that the staff is not so much concerned with the smaller radius in the curve, but not having the sidewalks on both sides of the street is a concern. She said that a pedestrian connection should be made toward Sir Barton Way since there will be development on both sides of Meeting Street, as well as a pedestrian connection coming from the nearby subdivision into this area.

Ms. Mundy said that, since this will be in a school zone, as well as a neighborhood, the speed limit will be limited. Ms. Kaucher agreed, and said that since this will be a high school, there will be no flashers as the elementary schools have. Ms. Mundy said that that is more reason to have traffic slow down. Ms. Kaucher said that the speed limit will be 25 mph during the school hours. Ms. Mundy said that even in neighborhoods the speed limit is 25 mph, and asked if the speed limit would always be 25 mph. Ms. Kaucher replied negatively, and said that the speed limit would be 35 mph at other times. Ms. Mundy asked if that is due to the street being a collector street, to which Ms. Kaucher replied affirmatively. Ms. Mundy said that the curve will help reduce the speed in this area.

Mr. Cravens asked for clarification to condition C on the waiver report: *Clearly denote the transition from trail to sidewalk on the south side of Meeting Street.* Mr. Sallee directed the Commission's attention to the rendering, and gave a brief description of which areas would apply to this condition. He said that there would need to be two transitions from sidewalks to the multi-use trail. Mr. Cravens said that if the Commission were to approve the applicant's suggestion, if condition c would be removed from the list of recommendations. Mr. Sallee said that that condition would still be necessary for the area near the apartment development. It would remove it from the area where the road curves, but there would be another transition needed near the existing gas easement.

Mr. Cravens asked if the staff is suggesting that these plans be approved as proposed or to wait until the applicant and staff resolve this issue prior to the submittal of a final development plan. Mr. Sallee said that there would be opportunity to have a continued discussion prior to the plan being certified or as plans are submitted for the residential area along Meeting Street. He then said that, in the staff's mind, there will be multiple opportunities to revisit what this section should be. Mr. Cravens then asked if there would be any reason for this section to be done as the applicant had recommended. Mr. Sallee said that the applicant wants to move forward with these plans and with the staff recommendation, it has been laid out in a way for these plans to move forward in a way that would satisfying the staff's concerns, and it would allow future discussion regarding how this section should be.

The Chair asked if condition #14 on PLAN 2014-40P: TUSCANY, UNIT 10 would be changed to resolve. Mr. Sallee said that the staff would suggest the following revised conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections, access and possible intersection improvements.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Denote record plat information.
8. Denote source of contour information.
9. Resolve the timing of construction and dedication of Meeting Street.
10. Resolve extent and timing of traffic improvements at Sir Barton Way and Meeting Street intersection.
11. Denote location of the proposed access on Winchester Road.
12. Denote proposed use for Lot 2 on plan.
13. ~~Provided the Planning Commission grants the requested waivers (for sidewalks) to the Land Subdivision Regulations.~~ Denote that a public access easement must be established by plat on the proposed multi-use trail.
14. ~~Discuss the possibility of extending the multi-use trail along entire length of Meeting Street. Denote that the HOA will be responsible for maintaining the proposed multi-use trail.~~
15. Clearly denote the transition from trail to sidewalk on the south side of Meeting Street.
16. Addition of standard 60'/40' cross-section where the trail is not provided on Meeting Street.

The Chair confirmed that the recommendation from the waiver would be included. Mr. Sallee replied affirmatively.

The Chair asked if Mr. Kahly or Mr. Haymaker had any further comments. Mr. Kahly asked if the removal of the street trees along the school's property is part of the waiver request. Mr. Sallee said that the applicant did not request the street trees to be part of the waiver request and the staff would be very hesitant to encourage the Planning Commission to approve any waiver that has not been requested in writing. However, there is a deadline every month to request a waiver to the Land Subdivision Regulations, which can be submitted separately from a plan filing. Mr. Kahly said that they believed that if a waiver to the street cross-section is being requested, then the street trees should be made part of that waiver request.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. There was no response.

Planning Commission Discussion – Mr. Penn said that he believes that the moving forward with this request is so the school can have their plat in order to move forward with their plans. He then said that he does not agree with playing "Lets Make a Deal" in front of the Planning Commission, and it should be worked out between the staff and the applicant. The Commission must trust both to resolve this issue. He added that, as far as the street trees are concerned, that issue needs to be let go, considering that the Commission does not know what the school will or will not be doing.

The Chair said that he believes that the Commission will see this again; and with regard to the street trees, that issue will be taken care of down the road.

Action - A motion was made by Mr. Cravens, seconded by Mr. Brewer to approve PLAN 2014-40P: TUSCANY, UNIT 10, subject to the conditions listed on today's agenda, changing conditions #13 and #14 to the approval of the waiver conditions.

The Chair confirmed that the motion on the floor that had been seconded is to approve PLAN 2014-40P, subject to the conditions listed on today's agenda, deleting conditions #13 and #14, and adding the following conditions:

13. Denote that a public access easement must be established by plat on the proposed multi-use trail.
14. Denote that the HOA will be responsible for maintaining the proposed multi-use trail.
15. Clearly denote the transition from trail to sidewalk on the south side of Meeting Street.
16. Addition of standard 60'/40' cross-section where the trail is not provided on Meeting Street.

The motion carried 11-0.

Mr. Brewer asked if the waiver should be a separate motion. The Chair said that the waiver associated with PLAN 2014-40P was included in the motion made by Mr. Cravens. Mr. Cravens indicated that it was not.

Action - A motion was made by Mr. Cravens, seconded by Ms. Mundy to approve the waiver(s) of Article 6-8(a) and Exhibits 6-1 & 6-3 for PLAN 2014-40P, for the following reasons:

1. The applicant will provide an alternative innovative multi-use trail for public pedestrian and bicyclist use consistent with the intent of the Land Subdivision Regulations; therefore not negatively impacting public health and safety.
2. The construction of the street with a shorter curve radius in one location should assist in calming traffic on the planned collector street consistent with the intent of the Land Subdivision Regulations. Therefore, it will not negatively impact public health and safety.

The motion carried 11-0.

Action - A motion was made by Mr. Cravens, seconded by Ms. Mundy and carried 11-0 to approve PLAN 2014-11F: TUSCANY, UNIT 10, subject to the conditions listed on today's agenda, including granting the waiver for the reason as presented by the staff.

2. PRELIMINARY SUBDIVISION PLAN

- a. PLAN 2014-47P: DOZIER PROPERTY (9/23/14)* - located at 3581 Harrodsburg Road.
(Council District 10) **(Mark McCain)**

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.

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6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Denote width of tree planting easement in Section "B-B."
9. Denote width of right-of-way in Section "A-A" through Harrodsburg Road.
10. Denote any existing utilities on face of plan per Art. 5-2(d)(4).
11. Addition of contour lines at 2' intervals.
12. Addition of zoning information on adjacent property.
13. Denote reference source for contour lines.
14. Denote listing of private utilities per Art. 5-2(e).
15. Denote record plat reference of A-667.
16. Denote that there will be no development of Lot 17 until a final development plan is approved.
17. Denote construction entrance(s) on plan.

Staff Presentation – Mr. Jarman directed the Commission's attention to a rendering of the preliminary subdivision plan for the Dozier Property, located at 3581 Harrodsburg Road. He said that the Subdivision Committee had recommended approval of the applicant's request. He noted that conditions #1-7 involve the standard sign-off conditions from the different utilities and divisions of the LFUCG, and briefly explained that the remaining conditions are "cleanup" items. He noted that condition #15 should only read "Denote record plat reference." He indicated that the applicant had submitted a revision to this plan, to address the "cleanup" items, just prior to today's meeting; but they had requested that the staff retain that version pending the outcome of this hearing. Therefore, the staff did not review that revised submission.

Representation - Mr. Richard Murphy, attorney; Mark McCain, landscape architect; and Bill McAlpin, engineer were present, along with Dr. Andrew Schroyer, D.V.M, one of the property owners. He noted that this item was listed on the Consent Agenda, adding that it is essentially the same plan that was approved by the Planning Commission at the zone change hearing, which changed the zoning of the front portion of the property to Professional Office and the rear portion to a Planned Neighborhood Residential (R-3) zone, mirroring the existing housings on Palomar Trace Drive. He directed the Commission's attention to the rendering and explained that Palomar Trace Drive is constructed, and most of the remaining infrastructure had been built. This preliminary subdivision plan would allow the constructions plans to move forward in order for the sewer line to be installed.

Mr. Murphy said that his clients had submitted a revised plan, just prior to today's hearing, addressing conditions #8 through #17. However, they discovered that, by submitting the latest version after the Subdivision Committee meeting, it would have made this request ineligible for the Consent Agenda. Subsequently, they had requested the staff to hold that submission until after the Planning Commission consideration of this request. Unfortunately, this item was removed from the Consent Agenda at the request of Mr. Michael Walsh.

Mr. Murphy said that Mr. Walsh is a resident of Palomar Trace Drive, as well as representative of their neighborhood association. He then said that they have been working with the neighborhood and they value their input and thank them for their comments. He noted that the neighborhood is concerned with the width of a utility easement proposed between Lots 3 and 4 and whether or not there would be a more substantial gap required between those two houses, creating a larger view to the existing retaining wall. Mr. Murphy said that they are at the mercy of Kentucky Utilities as to the location of the utility easements, but they are agreeable to speak with KU once again.

Mr. Murphy indicated that there was an issue with the fence along the front property line, and said that they have added a note to the plat stating that a fence would be installed between Lots 16 and 17 so there would be no vehicular or pedestrian access possible to Palomar Trace Drive. This was agreed to at the prior zone change hearing.

Mr. Murphy said that his clients are agreeable to the list of conditions, and requested approval.

Audience Comment – Mr. Michael Walsh, 2153 Palomar Trace Drive, was present. He said that the neighborhood has been very active with regard to this plan, and they are concerned with the aesthetics of this area and the lot sizes, particularly Lots 3 and 4 where the utility easement will be located. He explained that the residents never opposed the development of this property, but they were concerned with how the area would be designed and would look. They want the proposed development to be congruent with the existing development in the area. He said that the neighborhood was glad that this development would have single family homes, but the issue with whether or not the new houses would be smaller in size or of a different style, was also a concern. He said that through the meetings with the applicant's development team, many of the neighborhood concerns have been addressed.

Mr. Walsh said that their concern with the aesthetics of the area is due to the path of the utility easements running between Lots 3 and 4. He understands that the utility easement must be directed away from the detention basin; but by having the line running between Lots 3 and 4 creates a gap, resulting in a larger line of sight to the retaining wall located along the rear of the property. This is not the most attractive wall to see from their street. Mr. Walsh said that, having this pathway as it is designed could increase the underage drinking that is currently going on or could invite more illegal activity to this area. He then said that, by

spreading the differences of the utility easement throughout all of these lots, it removes an open path to the rear. He asked if the utility easement could run parallel to the detention basin or come into the development from a different direction, which would remove the open pathway between Lots 3 and 4. He did note that the applicant had stated that, if there were no other option to the 20' path, they would add landscaping to help screen that view from the street.

Staff Rebuttal – Mr. Jarman indicated that the staff had no further comments and was recommending approval of the applicant's request.

Petitioner's Rebuttal – Mr. Murphy said that they appreciated the comments made by Mr. Walsh, and they want to be part of the neighborhood solutions. He directed the Commission's attention to the rendering and explained that there is an existing retaining wall at the rear of these lots that separate the office condominium on Wellington Way from this development. He said that Wellington Way is at a much lower grade than Palomar Trace Drive, but the retaining wall can be seen. He then said that normally new homeowners would take care of landscaping their property, which would include the wall.

Mr. Murphy said that they have already spoken with Kentucky Utilities, but they will speak to them again about the width of the easement. If nothing can be done, they could plant trees along Palomar Trace Drive to help shield the view of the wall.

Planning Commission Comments – Ms. Mundy said that she understands that the neighborhood has concerns; but as this area is already developed, there will be people to watch, and hopefully that will help create a safer area. She then said that, as far as the easement width issue with KU, the Planning Commission can not take that into account because it is out of their authority.

Discussion - The Chair noted that the staff had corrected condition #15 to "Denote record plat reference."

Mr. Penn asked if condition #15 should remain or be deleted. The Chair said that condition #15 should only read "Denote record plat reference" removing "of A-667."

Action - A motion was made by Mr. Penn, seconded by Ms. Mundy and carried 10-1 (Plumlee opposed) to approve PLAN 2014-47P: DOZIER PROPERTY, subject to the conditions listed on today's agenda, changing condition #15 to read: "Denote record plat reference" removing "of A-667."

Note: A recess was declared by the Chair at 3:08 p.m. and the meeting re-convened at 3:15 p.m.

VI. COMMISSION ITEMS – The Chair noting that there was a Public Facility Review on the agenda, announced that any item a Commission member would like to present would be heard at this time.

A. PFR 2014-3: WINDSTREAM KENTUCKY EAST, LLC - a Public Facility Review for an array of six new satellite dish antennae at 679 Wilson-Downing Road.

Staff Presentation - Ms. Rackers presented the staff report for this Public Facility Review for Windstream's Central Office, and said that this proposal is for an array of six new satellite dish antennae for 679 Wilson-Downing Road. She said that the subject property is zoned Agricultural Urban (A-U) and is 1.92 acres in size, adding that the 2007 Land Use Plan recommended Utilities land use for the property. She directed the Commission's attention to the overhead projector, and briefly explained that the subject property is located just off the intersection of Bates Creek Road and Wilson-Downing Road, adding that across Wilson-Downing Road is the Bates Creek Shopping Centre. She said that there is a FEMA flood hazard area along the eastern side of the property.

Ms. Rackers said that the applicant is proposing to add an array of six new satellite dishes near the eastern boundary toward the rear of the property. She then directed the Commission's attention to the site plan, and gave a brief overview of the property, noting that it contains one office building and a parking area. She then said that the six satellite dishes are receiving antennae, five of which will be approximately 15' in diameter, and one is to be 12' in diameter. The purpose of the satellite receiving antennae will increase the "link bandwidth" to provide better communication services, such as internet and telephone services, for Lexington, the state of Kentucky and parts of the United States.

Ms. Rackers said that the staff reviewed the 2013 Comprehensive Plan, as well as the 2012 Goals and Objectives, and nothing was found in opposition to the proposed antenna array. There are several themes, goals and objectives that support the proposal, either directly or indirectly, as does the text of the Plan. She then said that Destination 2040 planning effort, which was a planning initiative during the Newberry administration, is referenced in Theme F, Goal 1, Objective b. It notes that the LFUCG should strive to "meet local standards in order to accomplish the community's vision." She added that the primary goal of Destination 2040 was to determine how to protect everything we value in Fayette County, while continuing to grow as a community. She noted that there are four general categories (the Aspects of Community Life) that formed its framework in order to facilitate discussion on how to attain that goal. Those include Human Needs, Physical Growth, Economic Expansion and Cultural Creativity. Ms. Rackers said that the four Aspects of Community Life were broken out into Value Statements to expand on and provide support for the four Aspects of Community Life. She then said that the Economic Expansion Aspect states

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that *“as we approach 2040, we will be a place of great economic opportunity where unified, progressive community leadership capitalizes upon our heritage as a center of higher education, health care, agri-business, services and technology.”*

Ms. Rackers said that there are also Informing Statements that provide a specific directive with regard to the implementation of Destination 2040; one, in particular, is “Sustainability,” which is the most applicable to Windstream’s proposed antenna array. She then said that this statement provides support for the antenna array, based on Windstream’s stated purpose, which is to provide, as a leader in internet service, better communication services to Lexington and the state, as well as other parts of the United States: *“We will lead in sustainability through our use of practical, environment-friendly practices and emerging technologies to bring about a safer, more resilient community. We value initiatives that improve energy efficiency through reduced energy consumption and development-responsible energy sources for transportation and built infrastructure; increase the available supply of locally-produced food and energy; sustain quality and self-sufficiency in our water supply, and build the community’s capacity to be adaptable and flexible in response to future change.”*

Ms. Rackers said that there are also several objectives (action plans) contained in the “Human Needs” and the “Physical Growth” Aspects of Destination 2040 that apply to and support Windstream’s proposal. She then said that the primary initiators of these “action plans” consist of the different utility companies, various social service organizations, and internet/communications franchises, as well as the Lexington-Fayette Urban County Government. Windstream is considered to be one of these initiators plans.

Ms. Rackers then said that Destination 2040 lists Areas of Opportunity for the community, one of which is *“Acknowledging that the future will bring growth in population and needed public facilities, Lexington will endeavor through protective, cooperative planning to address change in a positive fashion while appropriately balancing the community’s needs.”*

Ms. Rackers said that Windstream’s proposal is in compliance with the 2013 Comprehensive Plan, as well as Destination 2040, and the staff is asking the Planning Commission to make that finding as well, subject to the following recommendation:

1. Combine a new security fence with what is existing to enclose only the new array from site visitors and to minimize any potential adverse effect on nearby residential areas. This would exactly meet the direction set by the Plan for wireless communication, and would provide greater safety to the public.

Ms. Rackers noted that Randy Nichols, along with Bernard Malone, were present representing Windstream, should the Planning Commission have any questions about this proposed facility.

Planning Commission Questions – The Chair asked how many satellite dishes are on the subject property and if there is any landscape buffering between the subject property and the adjacent residential neighborhood. Ms. Rackers said that there is an existing tree line along the back side of the property, and Windstream is planning to install a fence around the satellite dishes. Mr. Nichols said that the property currently houses the central office for Windstream, and there are no satellite antennae at this time. The Chair then asked if there will be landscape buffering provided between the residential properties and the site. Mr. Nichols directed the Commission’s attention to the site plan, explained the location of the antennae, and said that there is an existing tree line toward the rear of the property that will essentially shield the adjacent neighborhood’s view of the antennae.

Ms. Plumlee asked if more landscaping can be added along Wilson Downing Road to shield the view from the street. Mr. Nichols said that, given the size of satellite and the slope of the area, the satellites will still be viewable from the street. Ms. Plumlee then asked if Windstream is refusing to add landscaping. Mr. Nichols replied negatively, and said that given the size of the satellite dishes, they would still be seen from the street. Ms. Plumlee said that there is potential to add more landscaping so they would not be noticeable. Mr. Nichols said that he believed that would not be the case.

Ms. Plumlee said that the tree line at the rear is mostly deciduous trees, and additional planting needs to be installed to help shield the adjacent area from the subject property. Mr. Malone explained that there is a tall row of existing trees along the rear and up one side of the lot. Ms. Plumlee said that the front section of the property has a chain link fence and she thought additional landscaping could be added to shield the view of the property from Wilson-Downing Road. Mr. Malone replied that they can add more landscaping to help screen the property from the street. Ms. Plumlee said that, personally, she would like to see additional landscaping. Mr. Malone said that the antennae are set back as far as they can be; but since the antennae are tall, they will be visible from Wilson-Downing Road. He then said that Windstream will look into the different options to determine what the best option would be to screen the antennae from the street view.

Mr. Wilson asked if the applicant was agreeable with the staff’s recommendation on the security fence, in addition to what is already on site. Mr. Nichols said that they are agreeable to have a secondary fence.

The Chair said that, even though there are large trees at the rear of the property, deciduous trees drop their leaves in the fall/winter months. He then said that Ms. Plumlee is concerned with the property being visible to the nearby residents, and suggested that additional buffering would help.

Audience Comment – The Chair asked if anyone in the audience wished to discuss this request. There was no response.

Action - A motion was made by Mr. Berkley to find PFR 2014-3: WINDSTREAM KENTUCKY EAST, LLC in compliance with the 2013 Comprehensive Plan.

Discussion of Motion - Mr. Wilson asked if the motion on the floor included the recommendation made by staff. Mr. Berkley replied affirmatively.

The motion was seconded by Mr. Smith, and carried 11-0.

VII. STAFF ITEMS

A. WORK SESSION – Mr. Sallee reminded the Commission of the upcoming Work Session on July 17, 2014.

B. PLANNING SERVICES ACTIVITY REPORT

- During the month of May, the Planning Services staff processed 4 zoning map amendments and 2 text amendments to the Zoning Ordinance. Also, 10 Board of Adjustment cases were processed for the Board's May meeting. Some 49 subdivision & development plans were also processed and reviewed by Planning Services staff members in April. In addition, 2 Public Facility Reviews were processed by the staff. All of the new staff reports for these items were forwarded to those appellants at least five working days in advance of the scheduled public hearings.
- Processing of the above items included attendance and/or preparation of materials and presentations for the following: Technical, Subdivision and Zoning Committee meetings, one Planning Commission public hearing, one Planning Commission public meeting, one Planning Commission work session and one Board of Adjustment public hearing. In addition, the staff held 1 pre-application conference for a zoning application, and several other pre-application meetings for subdivision plans, development plans and various appeals to the Planning Commission and Board of Adjustment.
- In May, there were 6 updates made to the Registered Neighborhood Association data base, and Planning Services staff assisted 160 unscheduled "walk-in" visitors to the office, all of which were served within 15 minutes of their arrival. Those office visitors were placed with a professional planning staff member in an average of 1.12 minutes. Much of the remainder of the staff's time was spent answering numerous telephone and e-mail inquiries from people concerning zoning regulations, subdivision plans, Board of Adjustment (BOA) appeals, development plans and related items, or posting applications and submitted plans on the Division of Planning web-page.
- On the evening of May 12, Administrative Officer Barbara Rackers and Senior Planner Jimmy Emmons attended a meeting of the Wellesley Heights Neighborhood Association. They presented basic zoning information to the group, and also explained the ND-1 Overlay zone, along with the neighborhood-oriented process that is required for that process to get underway.
- In May, at the request of several staff members, Senior Planner Traci Wade led staff-level discussions about the Zoning Ordinance Text Amendments for Recreation, including agritourism and ecotourism land uses, which were initiated earlier this year by the Planning Commission. Staff members from all four sections of the Division participated in the discussions, and the staff began developing an alternative text for the Planning Commission to consider.
- On Tuesday, May 27th, Planning Director Chris King, Planning Manager Bill Sallee, and staff members Barbara Rackers, Traci Wade and Jimmy Emmons toured Darby Dan Farm, and discussed farm tours with several representatives.
- On that same day, many of these same staff members met with representatives of the LuigArt Project on North Limestone Street near Loudon Avenue. Zoning alternatives were discussed for this area.
- Barbara Rackers, Traci Wade and Long Range Senior Planner Janice Westlund (formerly with Planning Services) attended the first of five training sessions known as the Water Wise Academy at the offices of the Kentucky American Water Company. Charlie Boland, formerly with the LFUCG, leads and directs this training program, which will conclude in October of this year.

C. ZONING ENFORCEMENT ACTIVITY REPORT

- The number of citizen and other complaints related to zoning issues was down a bit from last month, as 47 new complaints were received in May. The 47 new cases investigated in May were in addition to 58 unresolved complaints that were carried over from April. Of the 105 cases worked on in May, just two were determined not to involve any zoning violations. Nearly 60% of the new cases were related to signage, sight triangle obstructions, or illegal business activity in residential areas. A total of 42 cases were resolved, meaning that the necessary actions were taken by a property owner and/or tenant to bring a property into compliance.
- During May a total of 83 conditional uses were inspected, and all were determined to be in substantial compliance. Many of these have conditions that have been "permanently satisfied", so they have been added to our new data base of conditional uses that will not routinely be inspected once per year. That data base now includes over 250 such

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conditional uses, which represents a significant portion of the 700 or so conditional uses that historically have been routinely inspected on an annual basis.

- Enforcement activities (issuance of Notices of Violation and citations, etc.) related to the Phase two sign compliance initiative continued during May. The first phase, which focused on illegal “feather signs” that had proliferated in many areas, was implemented in early 2013 and is now considered complete. Phase two is focusing on illegal temporary signage such as freestanding banners, small yard signs and advertising signs that are commonly attached to poles and fences. Since this Phase two effort is now winding down (roughly 80% to 90% compliance now reported), staff has started to reassess the need for a text amendment related to temporary signage; such a text amendment has been initiated by the Planning Commission, but has been indefinitely postponed so that staff can formulate some alternative options.

D. LONG RANGE PLANNING ACTIVITY REPORT

- Public Schools Redistricting – Staff attended two meetings as a member of the committee that will recommend to the Board of Education a plan to redistrict the Fayette County Public School neighborhood assignment boundaries. The open process will include analysis of diversity and capacity data in order to balance distribution of students to all public schools, including two new elementary schools and one new high school. At one of the two May meetings, Planning staff made a presentation about vacant land and where residential growth is like to occur in the coming years. Staff also presented data about population projections. In addition to the Division of Planning, the committee includes representatives of the Board of Education, HBAL, LBAR, Commerce Lexington, school administrators, teachers, and classified workers, parents, and other community leaders. For more information, please see <http://www.fcps.net/zones>.
- Fourth Street Public Forum – Planning staff hosted a public forum to present the work of the Fourth Street Zoning Committee. More than 30 citizens and officials attended the forum at the BCTC classroom building on the Newtown campus. The committee, a group of interested citizens and community leaders, had been meeting since December to consider potential redevelopment and rezoning options for areas around the BCTC campus at Newtown Pike and Fourth Street. The committee, lead by the Division of Planning and Lord Aeck Sargent (formerly Urban Collage) discussed existing zoning and development conditions and options for the future. Staff and consultants presented the final draft of recommendations for zoning text amendments that would enable mixed-use redevelopment. The next step is to draft zoning text amendment recommendations and present them to the Planning Commission. The committee included representatives from neighborhood associations, businesses, land owners, BCTC and Transylvania University, and first and second council districts.
- Greenspace Commission – Planning Services staff met with the Greenspace Commission to discuss the draft Recreational ZOTA currently being considered by the Planning Commission. The Greenspace Commission also discussed PDR regulations with staff from the Department of Law. The Rural Land Management Board has been preparing revised regulations to address the increasing number of requests for amendments to the PDR easements.
- Landscape Architecture Studio – Staff participated, along with staff from Lexington Downtown Development Authority, Lord Aeck Sargent, and the NoLi CDC (North Limestone Community Development Corporation) in reviewing the final studio work of a Landscape Architecture class at the University of Kentucky. In March, the class presented an analysis of data on the history, demographics, and existing conditions of an area northwest of downtown that centers on the NoLi project, which is an area along North Limestone and Loudon Avenue. For their final project, the students presented preferred redevelopment alternatives for focus areas in the NoLi area.
- Development Review – Staff conducted a variety of development review duties and meetings, conducted field work, and coordinated greenway and greenspace development issues.
- General Work Activities – Using GIS, and Census data, staff created maps and data sets for the Urban County Council, other LFUCG Departments, and agencies and officials outside the government. Staff attended the first of several monthly meetings of the Water Wise Academy, which is a presentation of Kentucky American Water Company. The Academy will provide an in-depth focus on water resources and the water industry. Staff also attended LFUCG-sponsored trainings and Webinars.

E. TRANSPORTATION PLANNING ACTIVITY REPORT

1.1 Surveillance

- The MPO staff continues to monitor the new Comprehensive Plan(s) and land development activities through participation in the LFUCG Division of Planning activities; to include monitoring Fayette and Jessamine County news media and their respective legal ads on a daily, weekly, and monthly basis.
- Staff attended the Blue Grass Airport Board Meeting.
- Staff received two e-mails in May from the Bureau of Transportation (BTS). The May 22nd message reported the latest information on *Passenger Airline Employment Growth, March 2014*, and the May 29th message announced the release of the *March, 2014 North American Freight Data* on NAFTA Freight Movement by commodity and transportation mode. BTS Data links available upon request.

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1.2 Title VI/ADA

- Received and reviewed ADA informational e-mails from Department of Justice, ADA Section in May.

1.3 Participation Process

- MPO Website Development – In May, the MPO website had 252 visits, of which 155 were new visits
- The MPO's Twitter site increased by 19 followers to 1,767 during May.
- The MPO's Facebook fan page increased by 3 likes to 587; reached 3,010 unique users and had 4,629 total daily impressions in May.
- The Lexington Area MPO YouTube channel has a total of 28 videos; 18 subscribers; 34,028 lifetime views.
- Distributed promotional materials regard the KYTC Statewide Transportation Plan.

1.4 Staff Development

- Staff attended Fundamentals of Traffic and Transportation Engineering webinars titled: Transportation Studies and Social, Environmental, and Institutional Issues.
- Staff attended the required monthly safety training and took a quiz offered by the Planning Safety Coordinator.

2.1 Congestion Management Process (CMP)

- Staff continued to work with the Kentucky Transportation Center (KTC) and Kentucky Transportation Cabinet (KYTC) staff to process the GPS-probe speed data and calculate congestion management criteria and performance measures.
- Staff attended a PL-24 Travel Time Study meeting on May 21 with staff from KTC, KYTC, and KY MPOs.
- Staff continued to work with Traffic Engineering staff to prepare a budget and request for proposal (RFP) for Lexington Area Intelligent Transportation System Architecture Update.
- Staff continued to participate in the administration of the Downtown Traffic Movement and Revitalization Study and attended meetings with various stakeholders.
- Staff continued to document congestion reduction efforts put forth by MPO, other governmental agencies, and consulting companies.

2.2 Transportation Plan Update

- Staff worked to finalize the 2040 Metropolitan Transportation Plan.

2.3 Air Quality Activities

- Staff continued to monitor air quality issues.
- Staff continued to post Air Quality Forecasts to MPO website at <http://www.lexareampo.com/>.
- Staff attended an Empower Lexington Steering Committee meeting and assisted in preparing a presentation of current energy use and efforts to reduce pollution in Fayette County.

3.1 Transportation - Land Use Impact Analysis

- Reviewed two (2) zoning map amendment requests with associated zoning development plans; staff participated in one (1) zoning review meeting; Board of Adjustment cases (to include the review of nine (9) variances, five (5) conditional use appeals, and no administrative reviews for the month).
- Monitored Urban County Zoning, Subdivision Regulations, and related manuals as necessary for the Planning Services Section's continual and on-going procedural and infrastructure improvement process; meet once a month to discuss traffic, land-use, on-site/off-site issues, and related regulatory requirements.
- Reviewed the Jessamine Journal's website for Jessamine County, the City of Nicholasville, and the City of Wilmore's latest planning and land development news; including monitored transportation and related traffic issues in May.
- Traffic counts were provided to one (1) retail development consultant, and provided information to several staff and one citizen during this period.

3.2 Multimodal/Transportation Enhancement Planning

- Responded to citizen/agency requests for information on bike and pedestrian issues.
- Responded to citizen/agency requests for bike maps and new bike lanes.
- Responded to citizens concerns over poor conditions of bike lanes.
- Officially launched the cycle track phone application for tracking bicycle usage in Fayette and Jessamine Counties. Met with computer services to look at further development of the application as well as web content made available to map routes and to further develop the application.
- Began year long bicycle route study using cycle tracks. Managed all data received prior to official launch
- Interviewed by the Herald Leader regarding to promote the use of cycle tracks and to participate in the voluntary study on bicycle route choice in the Lexington Area.
- Attended Planning Technical committee meeting and reviewed 8 plans to address bicycle and pedestrian circulation for new plans submitted to LFUCG.
- Reviewed and approved Plans for bicycle and pedestrian circulation on plan tracker as sign off for LFUCG division of Planning.
- BPAC meeting agenda, minutes.
- Participated in the UK bicycle advisory committee meeting.

- Continued to work to implement Share the Road signage including soliciting quotes and coordinating with the KYTC Office of Local programs regarding grant requirements.
- Continued work on five year bike plan for the commissioner.
- Attended Bike Lexington planning meetings.
- Staff had a phone freight assessment audit with FHWA.
- Developed striping plans for the bike lane signage and striping project.
- Field verified quantities for sharrow markings and inspected installation for invoice verification purposes.
- Hosted the League of American Bicyclist, Bicycle Friendly Community Visit
- Served on a selection committee for the Versailles Road Corridor Project
- Interviewed with the Herald Leader to educate and promote proper user behavior for Sharrow conditions in and around the UK campus.
- Fielded questions from the city of Nicholasville regarding the contact for the Bicycle and Pedestrian School connector study.
- Developed a list of unfunded bike lane projects, intersections safety design projects and bike facilities maintenance to request funding for these needs.
- Submitted and reviewed bike lane striping plans with Traffic Engineering and Engineering.

3.3 Transit Planning

- Staff coordinating with LexTran and Art in Motion to establish CMAQ funded bus shelters on Southland Drive and Leestown Road; Initial bidding brought no bids. Tweaked project specifics and rebid.
- Staff assisting Councilman Akers shelter site on the Georgetown Corridor (925 Georgetown St). Coordinating with District-7 on adjacent intersection improvements.
- Staff attending local Food Percolator meetings discussing local food distribution issues.
- Staff coordinating efforts for Gardenside Bus Shelter restoration project. Attended coordination meeting with stakeholders.
- Staff attended Art in Motion coordination meeting.
- Staff met with Parsons Brinkerhoff to discuss LexTran COA as a stakeholder.
- Staff met with North Limestone Community Development Corporation representatives to discuss Luigart Makers Spaces.

3.4 Mobility Coordination

- Staff continued promotion and site development at www.moveitpeople.com and began developing a Facebook page.
- Launched Share the Road, People billboard ads in association with the Move It People Campaign.
- Attended a Lexington Livability Summit hosted by LFUCG Aging Services and AARP.

3.5 Travel Demand Modeling and Project Forecasting

- Staff continues to maintain the TransCad Travel Demand Model (TDM).
- Staff reviews and runs the model and in contact with KYTC and consultants to improve the model or solve some issues.
- Staff provided the model data to the several consultants and KYTC.

4.1 Program Administration

- Committee meeting packets were drafted for Transportation Planning/MPO meetings held in the month: the Bicycle Pedestrian Advisory Committee (BPAC), and the Transportation Technical Coordinating Committee (TTCC).

4.2 Transportation Improvement Programming (TIP)

- Staff began preparing an amendment to the TIP to reconcile it with the enacted State Highway Plan.

4.3 Unified Planning Work Program (UPWP)

- Staff presented the annual UPWP proposal of FY 2014 – 2015 to the Transportation Policy Committee and received its adoption at its May's meeting.

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. NEXT MEETING DATES

Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	July 30, 2014
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	July 24, 2014
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	August 7, 2014
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building).....	August 7, 2014
Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	August 14, 2014

IX. ADJOURNMENT - There being no further business, the Chair adjourned the meeting at 2:29 PM.

Mike Owens, Chair

Will Berkley, Secretary